

035.0

0004

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

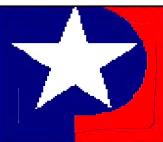
670,500 / 670,500

USE VALUE:

670,500 / 670,500

ASSESSED:

670,500 / 670,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		GRANTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BOYLE KEVIN M & JOANNE D	
Owner 2:	
Owner 3:	

Street 1: 7 GRANTON PARK

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

EXTERIOR INFORMATION

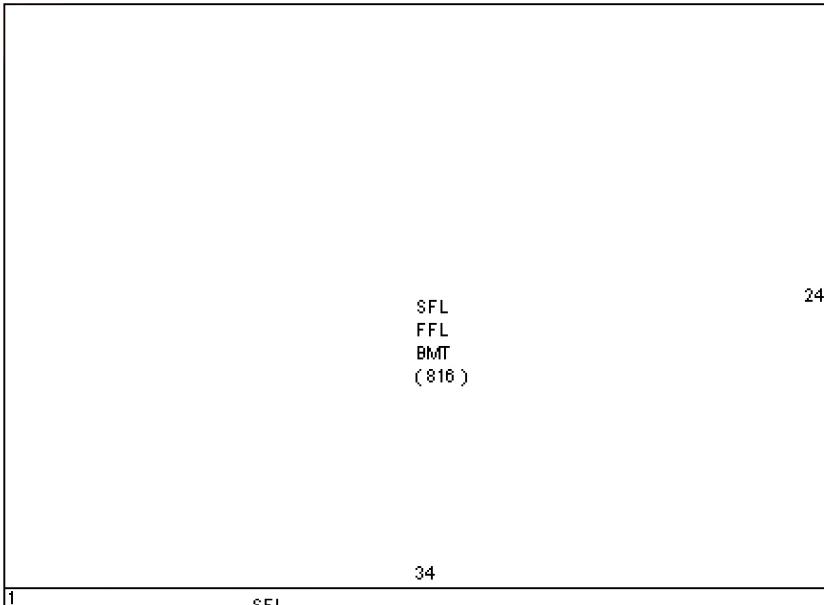
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

SINK IN BSMT.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1953
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.28025210
Const Adj.:	0.99989998
Adj \$ / SQ:	160.016
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	375350
Depreciation:	99092
Depreciated Total:	276258

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	160.02	
Special Features:	0	Val/Su Net:	111.32	
Final Total:	276300	Val/Su SzAd:	165.85	

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS**PARCEL ID**

035.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

More: N

Total Yard Items: []

Total Special Features: []

Total: []

REMODELING**OTHER FEATURES**

1st Res Grid	Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 4	BRs: 2
	Baths: 1	HB

RES BREAKDOWN

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	1
	4
	2

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
SFL	Second Floor	850	160.020	136,013					
BMT	Basement	816	54.250	44,264					
FFL	First Floor	816	160.020	130,573					
Net Sketched Area: 2,482					Total:	310,850			
Size Ad	1666	Gross Are	2482	FinArea	1829				

IMAGE